



RESOLUTION

APPROVING AN EXTENSION FOR OBTAINING A DEVELOPMENT PERMIT FOR THE PROPOSED PLANNED DEVELOPMENT-RESORT PROJECT LOCATED IN THE WAIKIKI SPECIAL DISTRICT.

WHEREAS, on April 20, 2016, the City Council adopted Resolution No. 16-52, CD1, FD1, approving a conceptual plan by the MK Development Consulting, LLC (referred to as the Applicant) for the proposed planned development-resort project for the redevelopment of 1.05 acres with a mixed use condo-hotel and commercial project in Waikiki. The proposed redevelopment is to demolish the existing King's Village, Prince Edward Apartments, and Hale Waikiki and develop a 32-story condo-hotel with approximately 213 units, seven-story podium with back-of-house facilities, 250 parking stalls, private park, ground floor commercial spaces, lobby, reception area, restaurant, lobby lounge and bar, multi-event spaces, executive offices, meeting facilities, outdoor dining terrace, rooftop recreational facilities, adjacent pocket park, and other site appurtenances (the "Project"). The Project area is identified as Tax Map Key 2-6-23: 29, 37, and 76; and

WHEREAS, on June 20, 2016, Special District Permit No. 2015/SDD-37 was approved by the Director of the Department of Planning and Permitting (DPP) with the condition that the Applicant obtain a building permit by June 20, 2018, or the Special District Permit becomes null and void; and

WHEREAS, on January 30, 2018 the Director of DPP approved an extension to obtain the necessary building permit to April 20, 2019, with the justification that the Applicant was continuing to value engineer the project; and

WHEREAS, on September 25, 2018, the Project was sold by MK Development Consulting, LLC (dba BSC KVSC, LLC) to Hilton Resorts Corporation (referred to as the Applicant henceforth) and it will be converted to a timeshare hotel under the operations and management of the Hilton Grand Vacations. The exterior design will remain the same but the interior will be modified to accommodate the timeshare hotel; and

WHEREAS, on October 18, 2018, the Applicant submitted a foundation permit application; and

WHEREAS, on February 25, 2019, the Applicant submitted a request for time extension for obtaining a building permit (foundation permit), per the conditions of approval, beyond the current April 20, 2019 deadline; now, therefore,



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BE IT RESOLVED by the Council of the City and County of Honolulu that a second one-year extension of time to obtain a building permit for the project be issued to the Applicant under the following conditions.

1. The Applicant shall obtain a building permit for the proposed development within one year of the date of this approval. If the Applicant fails to obtain a development permit within this period, this permit shall lapse, provided that the deadline may be extended as follows:
 - a. The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond one year from the initial deadline set by the City Council.
 - b. If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
 - c. If the Council fails to take final action on the proposed extension within the first to occur of: (i) 60 days after receipt of the Director's report; or (ii) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied.
2. Construction shall be in general conformity with the plans on file with the DPP. Any change in the size or nature of the Project which significantly alters the proposed development shall require a new application. Any change which does not significantly alter the proposed Project shall be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of the DPP.



RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Stephen Jacobson, Hilton Resort Corporation, 69-550 Waikoloa Beach Drive, Waikoloa, Hawaii, 96738; Keith Kurahashi, R. M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii, 96819; and Kathy K. Sokugawa, Acting Director of Planning and Permitting, 650 South King Street, Seventh Floor, Honolulu, Hawaii, 96813.

INTRODUCED BY:

Keith Kurahashi (br)

DATE OF INTRODUCTION:

MAR 18 2019

Honolulu, Hawaii

Councilmembers